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Tab "D"

Replacement Space Required in an Annex Building at Langley
Together with a Broad Estimate for Construction Costs

Total Net Replacement Space Required (Tab "C") 639,109

Additional Net Space Requirements

Enlarge Cafeteria	7,415	
Boiler Plant	3,334	
Custodial	<u>13,334</u>	
		<u>24,083</u>

Total Net Space Required 663,192

Allowance @ 67 percent net to gross 331,596

Total Gross Space Requirements 994,788

Cost Estimates

Areas requiring special air conditioning, humidity control
and other special facilities

TSD - *60,000 square feet @ \$33.00 \$ 1,980,000

Areas requiring special construction

Boiler plant - *5,000 @ \$75.00 375,000

Areas requiring ventilation (no air conditioning)
sprinklers, and low level lighting

Garage	27,878	
Custodial	<u>20,000</u>	
	47,878 @ \$24.00	1,149,072

Remaining areas for office space, laboratories,
classrooms and shops requiring normal con-
struction and facilities *881,910 square feet
@ \$28.20 24,869,862

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GROUP 1
Excluded from automatic
downgrading and
declassification

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Parking and outside utilities

700 cars @ \$125.00	87,500	
300 cars @ \$200.00	<u>60,000</u>	147,500

Architect-Engineering Fee and General Expenses

10 percent of above	2,852,143
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Reserve and contingency

10 percent of above	<u>3,137,358</u>
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*Total Estimate	\$ 34,510,935
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*This is figured at the prevailing 1965 construction costs for the type of construction indicated. Construction costs have averaged a three percent increase per year over the last ten years with no indication that this figure will not be valid for future years.

Cost of Building 1966 - 1970 --	\$40,007,633
Cost of Building 1971 - 1975 --	46,379,812
Cost of Building 1976 - 1980 --	53,766,913

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